VISUAL IMPACT ASSESSMENT OF : 332-338 Sydney Road, Balgowlah

Visual Impact of :332-338 Sydney Road, Balgowlah, NSW 2093

For Balgowlah Developments Pty. Ltd.

Performed by Principal Architect John Aspinall BA Hons BArch Hons
- Urbaine Architectural , Level 1, 19-21 S Steyne, Manly NSW 2095
Curriculum Vitae in Appendix A

Photos were taken at the survey positions indicated left

Camera : Canon DSLR 60D
Lens Equating to a 80 degree field of view
at 1600mm above the ground level

The camera positions were surveyed at the time of capture by Usher & Company Pty Limited,
see page 2 for poistions.

The photomontages have been prepared in accordance that the Land and Environment Court's policy for Photomontages; (Appendix A)
the report has been prepared having regard to the Part 31 Division 2 of the Uniform Civil Procedure Rules 2005 ("UCPR") and the Expert Code of Conduct being Schedule 7 to the UCPR.

VIEW POINT 1 - View from Condamine Street /Stocklands Shopping Center
VIEW POINT 2 - View from corner of Sydney Rd. & Condamine street
VIEW POINT 3 - View from corner of Sydney Rd next to Afghan Flavours

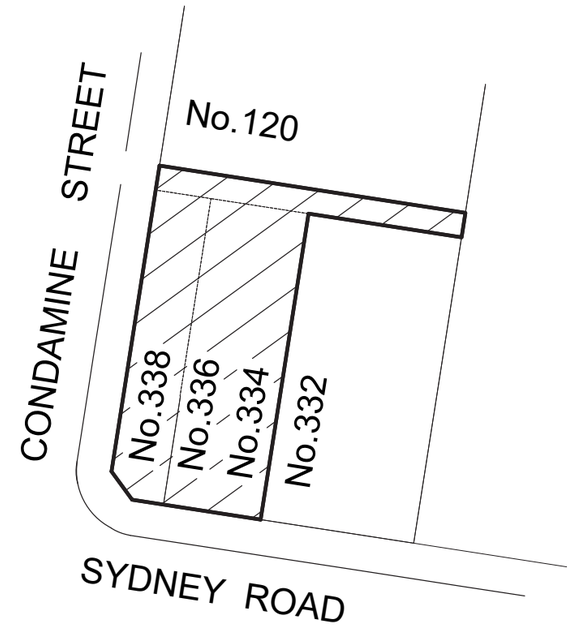
Date of Survey 24 MARCH 2022
Our Reference: 6156
SCALE : 1:1000

SKETCH

SHOWING POSITION AND COORDINATES OF
CAMERA VIEW POINT POSITIONS FOR
334-338 SYDNEY ROAD , BALGOWLAH

CAMERA VIEW POINT 1
RL 40.00 @ GROUND

CAMERA VIEW POINT POSITIONS @ GROUND LEVEL (MGA94)			
VIEW POINT	EASTING	NORTHING	HEIGHT (AHD)
1	339 372.48	6 259 358.85	40.00
2	339 356.78	6 259 286.88	42.83
3	339 345.23	6 259 282.03	42.67



CAMERA VIEW POINT 2
RL 42.83 @ GROUND

CAMERA VIEW POINT 3
RL 42.67 @ GROUND

NOTE:

ORIGIN OF LEVELS: PM 557 RL 40.21

ORIGIN OF COORDINATES: PM 557
E: 339371.043
N: 6259353.698

COORDINATE SYSTEM: MGA 94

ALL VIEW POINT LOCATIONS ARE AT GROUND LEVEL

ANTHONY BENNETT B. Surv. UNSW M.I.S. (NSW)
Surveyor registered under the
Surveying and Spatial Information Act, 2002

USHER & COMPANY
Surveying & Land Development Consultants

Usher & Company Pty Limited ABN 70 128 414 602 PO Box 1199, Chatswood NSW 2057 Phone: 02 9411 8166 Email: admin@ushersurvey.com.au

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Architectural Elevation from Wolski Coppin Architecture

The purpose of the document is to assess the visual impact of the 4th floor component of the proposed development.
See extent of 4th floor indicated in red below

West elevation of 332-388 Sydney Road

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Camera viewpoint no.01 - Site photo

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Camera viewpoint no.01 - Wireframe image of the proposed development shown over existing photo.

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Camera viewpoint no.01 - Proposed building.

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Camera viewpoint no.01 - Proposed building with planting on level 3.

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Camera viewpoint no.01 - Visual impact of the proposal beyond that of the existing - indicated in cyan overlay with a red outline.

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Camera viewpoint no.02 - Site photo.

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Camera viewpoint no.02 - Wireframe image of the proposed development shown over existing photo.

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Camera viewpoint no.02 - Proposed building.

CLIENT: Balgowlah Developments Pty. Ltd.

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Camera viewpoint no.02 - Proposed building with planting on level 3.

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Camera viewpoint no.02 - Visual impact of the proposal beyond that of the existing - indicated in cyan overlay with a red outline.

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Camera viewpoint no.03 - Site photo.

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Camera viewpoint no.03 - Wireframe image of the proposed development shown over existing photo.

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Camera viewpoint no.03 - Proposed building.

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Camera viewpoint no.03 - Proposed building with 700mm high planting on level 3.

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Camera viewpoint no.03 - Visual impact of the proposal beyond that of the existing - indicated in cyan overlay with a red outline.

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APPENDIX A

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LEC Guidelines for the Preparation of Photmontages.
LAND AND ENVIRONMENT COURT

Use of photomontages

The following requirements for photomontages proposed to be relied on as or as part of expert evidence in Class 1 appeals will apply for proceedings commenced on or after 1 October 2013. The following directions will apply to photomontages from that date:

Requirements for photomontages

1. Any photomontage proposed to be relied on in an expert report or as demonstrating an expert opinion as an accurate depiction of some intended future change to the present physical position concerning an identified location is to be accompanied by:

Existing Photograph.

a) A photograph showing the current, unchanged view of the location depicted in the photomontage from the same viewing point as that of the photomontage (the existing photograph);

b) A copy of the existing photograph with the wire frame lines depicted so as to demonstrate the data from which the photomontage has been constructed. The wire frame overlay represents the existing surveyed elements which correspond with the same elements in the existing photograph; and

c) A 2D plan showing the location of the camera and target point that corresponds to the same location the existing photograph was taken. Survey data.

d) Confirmation that accurate 2D/3D survey data has been used to prepare the Photomontages. This is to include confirmation that survey data was used:

i. for depiction of existing buildings or existing elements as shown in the wire frame; and

ii. to establish an accurate camera location and RL of the camera.

2. Any expert statement or other document demonstrating an expert opinion that proposes to rely on a photomontage is to include d tails of:

a) The name and qualifications of the surveyor who prepared the survey information from which the underlying data for the wire frame from which the photomontage was derived was obtained; and

b) The camera type and field of view of the lens used for the purpose of the photograph in (1)(a) from which the photomontage has been derived

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CURRICULUM VITAE - JOHN ASPINALL

JOHN ASPINALL Principal, URBAINE Architectural.

dob 8.2.63

Registered Architect RIBA BA(Hons) BArch(Hons) Liverpool University, UK.

24 years' architectural experience in London and Sydney.
Halpin Stow Partnership, London, SW1
John Andrews International, Sydney
Cox and Partners, Sydney
Seidler and associates
NBRS Architects, Milsons Point
Urbaine Pty Ltd (current)

Design Competitions:
UK 1990 – Final 6. RIBA 'housing in a hostile environment'. Exhibited at the Royal Academy, London
UK Design Council – innovation development scheme finalist – various products, 1990.
Winner: International Design Competition: Sydney Town Hall, 2000
Finalist: Boy Charlton Swimming pool Competition, Sydney, 2001
Finalist: Coney Island Redevelopment Competition, NY 2003

Design Tutor: UTS, Sydney, 1997 – 2002
This role involved tutoring students within years 1 to 3 of the BA Architecture course. Specifically, I developed programmes and tasks to break down the conventional problem-solving thinking, instilled through the secondary education system. Weekly briefs would seek to challenge their preconceived ideas and encourage a return to design thinking, based on First Principles.

Design Tutor: UNSW, Sydney 2002 – 2005
This role involved tutoring students within years 4 to 6 of the BArch course. Major design projects would be undertaken during this time, lasting between 6 and 8 weeks. I was focused on encouraging rationality of design decision-making, rather than post-rationalisation, which is an ongoing difficulty in design justification.

Current Position: URBAINE Pty Ltd
Currently, Principal Architect of Urbaine - architectural design development and visualisation consultancy: 24 staff, with offices in: Sydney, Shanghai, Doha and Sarajevo.
Urbaine specialises in design development via interactive 3d modelling.
Urbaine's scale of work varies from city master planning to furniture and product design, while our client base consists of architects, Government bodies, developers, interior designers, planners, advertising agencies and video producers.
URBAINE encourages all clients to bring the 3D visualisaton facility into the design process sufficiently early to allow far more effective design development in a short time frame. This process is utilised extensively by many local and international companies, including Lend Lease, Multiplex, Hassell, PTW, Foster and Partners, City of Sydney, Landcom and several other Governmental bodies. URBAINE involves all members of the design team in assessing the impact of design decisions from the earli-

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est stages of concept design. Because much of URBAINE's work is International, the 3D CAD model projects are rotated between the various offices, effectively allowing a 24hr cycle of operation during the design development process, for clients in any location.
An ever-increasing proportion of URBAINE"S work is related to public consultation visualisations and assessments. As a result, there has also been an increase in the Land And Environment Court representations. Extensive experience in creating and validating photomontaged views of building and environmental proposals. Experience with 3D photmonages began in 1990 and has included work for many of the world's leading architectural practices and legal firms.

Co-Founder Quicksmart Homes Pty Ltd. , 2007 - 2009
Responsible for the design and construction of 360 student accommodation building at ANU Canberra, utilising standard shipping containers as the base modules.

Design Principal and co-owner of Excalibur Modular Systems Pty Ltd: 2009 to present.
High specification prefabricated building solutions, designed in Sydney and being produced in China.
Excalibur has developed a number of modular designs for instant delivery and deployment around the world. Currently working with the Cameroon Government providing social infrastructure for this rapidly developing country.
The modular accommodation represents a very low carbon footprint solution

Expert Legal Witness, 2005 to present
In Australia and the UK, for the Land and Environment Court. Expert witness for visual impact studies of new developments.
Currently consulting with many NSW Councils and large developers and planners, including City of Sydney, Lend Lease, Mirvac, Foster + Partners, Linklaters.
Author of several articles in 'Planning Australia' and 'Architecture Australia' relating to design development and to the assessment of visual impacts, specifically related to the accuracy of photomontaging.
Currently preparing a set of revised recommendations for the Land and Environment Court relating to the preparation and verification of photomontaged views for the purposes of assessing visual impact.

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